

2024025680 00105

FORSYTH COUNTY NC FEE \$26.00  
 PRESENTED & RECORDED  
 08/01/2024 01:41:21 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY  
 BK: RE 3819  
 PG: 1657 - 1659

**CORRECTIVE OR SCRIVENER'S AFFIDAVIT FOR  
 NOTICE OF TYPOGRAPHICAL OR OTHER MINOR ERROR  
 [N.C.G.S. 47-36.1]**

Prepared by: CLINT CALAWAY \_\_\_\_\_

Each undersigned Affiant, jointly and severally, being first duly sworn, hereby swears or affirms that the NORTH CAROLINA GENERAL WARRANTY DEED recorded on 7/18/24 in Book 3816 Page 4315, FORSYTH County Registry, by and between AMAUARY ARBELO (SEPARATED) AND NATALY TERESA DIAZ GUTIERREZ (SEPARATED) AS GRANTOR AND HONORIO VALENCIA REYES AS GRANTEE contained typographical or minor error(s); and this Affidavit is made to give notice of the below corrective information:

THIS CORRECTIVE AFFIDAVIT IS TO CORRECT THE LOT NUMBER IN THE LEGAL DESCRIPTION TO LOT 260

Affiant is knowledgeable of the agreement and the intention of the parties in this regard. Affiant is the (check one)

- ☐ Drafter or preparer of the previously recorded instrument  
☒ Closing attorney for transaction involving the previously recorded instrument  
☐ Attorney for grantor/mortgagor named above in the previously recorded instrument  
☐ Owner of the property described in the previously recorded instrument  
☐ Other (Explain: \_\_\_\_\_)

A copy of the previously recorded instrument (in part or in whole) (☒) is / (☐) is not attached.

Signature of Affiant \_\_\_\_\_  
 Print or Type Name: CLINT CALAWAY

Signature of Affiant \_\_\_\_\_  
 Print or Type Name: Clint Calaway

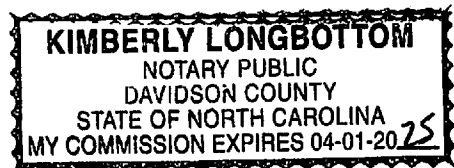
State of NC County of FORSYTH

Signed and sworn to (or affirmed) before me, this the 15<sup>th</sup> day of AUGUST, 2024.

My Commission Expires: 4/1/25

\_\_\_\_\_  
 Notary Public

(Affix Official/Notarial Seal)



Exhibit

2024023845 00165

FORSYTH COUNTY NC FEE \$28.00  
STATE OF NC REAL ESTATE EXT  
\$110.00PRESENTED & RECORDED  
07/18/2024 04:10:44 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY  
BK: RE 3816  
PG: 4315 - 4318

Submitted electronically by "Law Office of Clint Calaway"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$110.00

Parcel Identifier No. 8846-12-6220.000

05  
\$28.00  
EXTX

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT  
TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT  
OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 18 day of July, 2024 by and between**GRANTOR**

AMAUARY ARBELO (SEPARATED) AND  
NATALY TERESA DIAZ GUTIERREZ (SEPERATED)  
1209 CLEAR SPRING COURT, CHARLOTTE, NC 28214

88  
\$28.00  
EXTX**GRANTEE**

HONORIO VALENCIA REYES  
1424 EMERALD STREET, WINSTON-SALEM, NC 27105

05

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall  
include singular, plural, masculine, feminine or neuter as required by context.  
WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby  
acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain  
lot or parcel of land and more particularly described as follows:

BEING ALL OF LOT 269, EAST FOURTEENTH STREET DEVELOPMENT COMPANY, PLAT OF WHICH IS RECORDED IN  
PLAT BOOK 2, PAGE 32A, FORSYTH COUNTY REGISTRY.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3513,  
Page 2912, Forsyth County Registry.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

  
 AMAURY ARBELO

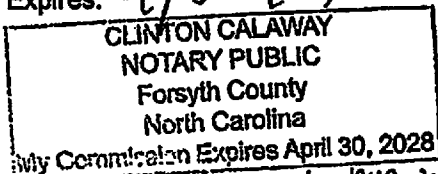
(SEAL)

  
 NATALY TERESA DIAZ GUTIERREZ

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, acknowledging to me that they signed the foregoing document: AMAURY ARBELO (SEPARATED). Witness my hand and official stamp or seal, this 18 day of July, 2024.

My Commission Expires: 4/30/28



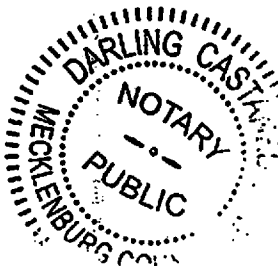
  
 Notary Public

Print Notary Name: Clinton Calaway

STATE OF NORTH CAROLINA - Mecklenburg COUNTY

I certify that the following person(s) personally appeared before me this day, acknowledging to me that they signed the foregoing document: NATALY TERESA DIAZ GUTIERREZ (SEPARATED). Witness my hand and official stamp or seal, this 18 day of July, 2024.

My Commission Expires: 6-15-2028



  
 Notary Public

Print Notary Name: Darling Castaneda